

IN RE: PETITION FOR VARIANCE
S/S Montrose Avenue, 1170' W of
the c/l of Mace Avenue
(311 & 313 Montrose Avenue)
15th Election District
5th Councilmanic District

Randall M. McNew, Sr., et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 97-201-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for adjoining properties known as 311 and 313 Montrose Avenue, located in the vicinity of Mace Avenue in Essex. The Petition was filed by the owners of the property, Randall M. McNew, Sr., and his wife, Ursula A. McNew. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve the subject properties as two undersized lots. The properties in question and the relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Randall and Ursula McNew, property owners. There were no Protestants present.

Testimony and evidence offered revealed that the properties which are the subject of this Petition consist of two adjoining lots, each approximately 0.18 acres in area, zoned D.R. 5.5. The properties are located within an older subdivision which was established many years ago with mostly 50-foot wide lots. The Petitioners have owned both lots for the past 5 years and reside in the existing dwelling on the property known as 311 Montrose Avenue. The adjoining property at 313 Montrose Avenue is unimproved and the Petitioners are desirous of selling this lot for future

ORDER RECEIVED FOR FILING
Date 12/19/96
By [Signature]

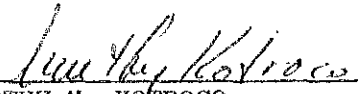
MICROFILMED

In addition, the variance requested will not cause any injury to the public health, safety or general welfare and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of December, 1996 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the required 55 feet and to approve the subject properties as two under-sized lots, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any building permits for the proposed dwelling at 313 Montrose Avenue, the Petitioners shall submit building elevation drawings of the proposed house to the Office of Planning for review and approval to insure that the home to be built is consistent with other homes in the community.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR PLANNING
Date 12/27/96
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 9, 1996

Mr. & Mrs. Randall M. McNew, Sr.
311 Montrose Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S Montrose Avenue, 1170' W of the c/l of Mace Avenue
(311 & 313 Montrose Avenue)
15th Election District - 5th Councilmanic District
Randall M. McNew, Sr., et ux - Petitioners
Case No. 97-201-A

Dear Mr. & Mrs. McNew:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File

#201



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 313 MONTROSE AVE
311 MONTROSE AVE. Balto. MD. 21221

97-201-A

which is presently zoned DR5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1 B023 01 to permit 2 lot widths of 50' in lieu of 55' and approval 2 undersized lots as determined by the Zoning Commissioner

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. PRACTICAL DIFFICULTY, THE OWNER OWNS TWO (2) LOTS. THE TOTAL IS 100 FT. CANNOT ACCOMMODATE 55 FOOT MIN LOT WIDTH.
2. THE ORIGINAL SUBDIVISION RECORDED IN 1919 MAP ONLY 50 FOOT LOT WIDTHS.
3. THE OWNER DID NOT CREATE THE CONDITION IT WAS EXISTING. THIS WOULD BE WITHIN THE SPIRIT & INTENT OF B.C.Z.R., IF APPROVED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Randall M. McNew, Sr.
(Type or Print Name)

Randall M. McNew, Sr.
Signature

Ursula A. McNew
(Type or Print Name)

Ursula A. McNew
Signature

311 Montrose Ave 410 574-9526
Address Phone No

Balto. MD. 21221
City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 2 hr
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: [Signature] DATE 10/31/96

ORDER RECEIVED FOR FILING
Date 10/31/96
BY [Signature]



Printed with Soybean Ink on Recycled Paper

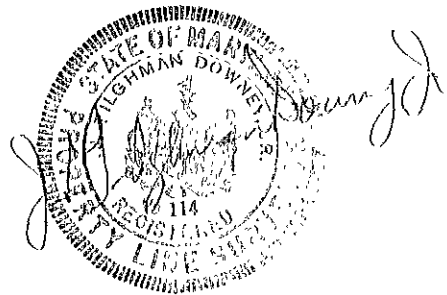
MICROFILMED

97-201-A

OCTOBER 28, 1996

ZONING DESCRIPTION FOR #311 MONTROSE AVENUE

Beginning at a point on the south side of Montrose Avenue which is 30' right-of-way width at the distance of 1170' ± west of the centerline of Mace Avenue which is 40' right-of-way width. Being Lot #83, in the subdivision of Montrose Farms as recorded in Baltimore County Plat Book #6, Folio #183, containing 8025 square feet. Also known as #311 Montrose Avenue and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

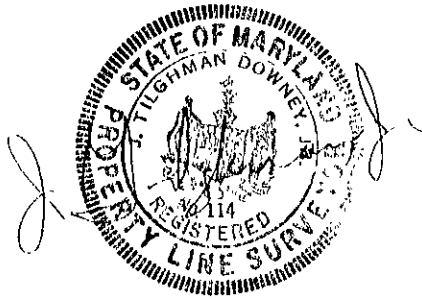
201

97-201-A

OCTOBER 28, 1996

ZONING DESCRIPTION FOR #313 MONTROSE AVENUE

Beginning at a point on the south side of Montrose Avenue which is 30' right-of-way width at the distance of 1120'± west of the centerline of Mace Avenue which is 40' right-of-way width. Being Lot #82 in the subdivision of Montrose Farms as recorded in Baltimore County Plat Book #6, Folio #183, containing 8000 square feet. Also known as #313 Montrose Avenue and located in the 15th. Election District, 5th. Councilmanic District.



J. Tilghman Downey, Jr.

201



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

97-201-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 201

Petitioner: Randall M. McNew, Sr.

Location: 311 + 313 Montrose Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Randall M. McNew, Sr.

ADDRESS: 311 Montrose Ave

Baltimore MD 21221

PHONE NUMBER: 574-9526

AJ:ggs

(Revised 09/24/96)

201
Exhibit B

97-201-a

Request for Zoning: Variance, Special Exception, or Special Hearing

1 sign for
each lot

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD.

PLACE: _____

DATE AND TIME: _____

REQUEST: *to permit a lot width of 50' in lieu
of 55' and approve an undersized lot
as determined by the Zoning Commission*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

Exhibit B

20

1 sign for each lot

97-201-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: *to permit a lot width of 50' in lieu of 55' and approve an undersized lot as determined by the Zoning Commission*

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

17
P. 10

TO: PUTUXENT PUBLISHING COMPANY
November 14, 1996 Issue - Jeffersonian

Please forward billing to:

Randall M. McNew, Sr.
311 Montrose Avenue
Baltimore, MD 21221
410-574-9526

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-201-A (Item 201)
311 and 313 Montrose Avenue
S/S Montrose Avenue, 1170' W of c/l Marc Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Randall M. McNew, Sr. and Ursula A. McNew

Variance to permit 2 lot widths of 50 feet in lieu of 55 feet and approve 2 undersized lots as determined by the Zoning Commissioner.

HEARING: MONDAY, DECEMBER 2, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 8, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-201-A (Item 201)
311 and 313 Montrose Avenue
S/S Montrose Avenue, 1170' W of c/l Marc Avenue
15th Election District - 5th Councilmanic
Legal Owner(s): Randall M. McNew, Sr. and Ursula A. McNew

Variance to permit 2 lot widths of 50 feet in lieu of 55 feet and approve 2 undersized lots as determined by the Zoning Commissioner.

HEARING: MONDAY, DECEMBER 2, 1996 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Randall M. McNew, Sr. and Ursula A. McNew

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY NOVEMBER 17, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 26, 1996

Mr. and Mrs. Randall McNew, Sr.
311 Montrose Avenue
Baltimore, Md 21221

RE: Item No.: 201
Case No.: 97-201-A
Petitioner: Randall McNew, et ux

Dear Mr. and Mrs. McNew:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 31, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



MICROFILMED

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

97-201-A

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

November 19, 1996

FROM: R. Bruce Seeley RBS/gf
DEPRM

SUBJECT: Zoning Item #201 - McNew Property
311-313 Montrose Avenue
Zoning Advisory Committee Meeting of November 12, 1996

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Environmental Impact Review

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

RBS:SA:sp

MCNEW/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND

97-201-A INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: November 19, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for November 18, 1996
Item No. 201

The Development Plans Review Division has reviewed the subject zoning item. Montrose Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 40-foot right-of-way.

RWB:HJO:jrb

cc: File

ZONE37C



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

97-201-A

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 11-11-96
Item No. 201 (MSK)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for

Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

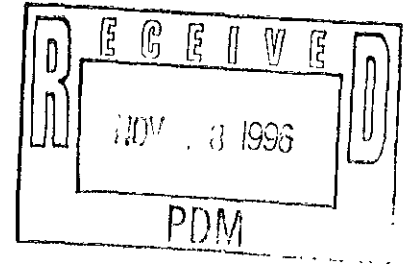
MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

97-201-A



Office of the Fire Marshal
(410)887-4880

DATE: 11/14/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STDP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF NOV. 12, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 196, 197, 198, 199, 200, 201,
202 AND 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



NOV 14 1996

BALTIMORE COUNTY, MARYLAND

97-201-A INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 21, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. (201), 205, 213, 214, 215, 216, and 217

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

RE: PETITION FOR VARIANCE
311 and 313 Montrose Avenue, S/S Montrose
Avenue, 1170' W of c/l Marc Avenue
15th Election District, 5th Councilmanic

Randall M. and Ursula A. McNew, Sr.
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-201-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 11th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to Randall M. and Ursula A. McNew, Sr., 311 Montrose Avenue, Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

201

TO: Director, Office of Planning & Community Conservation
Attn: Ervin McDaniel
County Courts Bldg, Rm 406
401 Bosley Av
Towson, MD 21204

B _____
Permit Number

97-201-A

FROM: Arnold Jablon, Director, Department of Permits & Development Management

RE: **Undersized Lots**

Pursuant to Section 304 2(Baltimore County Zoning Regulations) effective June 25, 1992; this office is requesting recommendations and comments from the Office of Planning & Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

Randall M. McNew Sr. 311 Montrose Ave 410-574-9526
Print Name of Applicant Address Telephone Number

Lot Address # 311 MONTROSE AVE. Election District 15 Council District 5 Square Feet 8,000
313 MONTROSE AVE. 5025

Lot Location: N/S W side / corner of MONTROSE AVE, 1120 feet from N/S W corner of MACE AVE
(street) (street)

Land Owner RANDALL M. MCNEW SR. Tax Account Number # 150 2850590

Address # 311 MONTROSE AVE. Telephone Number 574-9526
BALTO MD 21221

CHECKLIST OF MATERIALS: to be submitted for design review by the Office of Planning & Community Conservation

	PROVIDED?		
	YES	NO	
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<div style="border: 1px dashed black; padding: 5px;"> Residential Processing Fee Paid Codes 030 & 080 (\$85) Accepted by _____ ZADM Date _____ </div>
2. Permit Application	<u>not filed yet</u>	<input type="checkbox"/>	
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Property (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>	
Topo Map (available in Rm 206 C O.B.) (2 copies) <small>(please label site clearly)</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Building Elevation Drawings	<u>photographs in lieu of design type - not needed for proposed dwelling</u>	<input type="checkbox"/>	
5. Photographs (please label all photos clearly)			
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

TO BE FILLED IN BY THE OFFICE OF PLANNING & COMMUNITY CONSERVATION ONLY!!

RECOMMENDATIONS/COMMENTS:

Approval Disapproval Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Community Conservation

Date:

SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING
FOR A BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2
DEPARTMENT OF PERMITS & DEVELOPMENT MANAGEMENT
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit Application has been accepted for filing by _____ on _____ Date (A)

A sign indicating the proposed Building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00 and posting \$35.00; total \$85.00.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED-YES _____ NO _____ -DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District _____

Location of property: _____

Posted by: _____ Date of Posting: _____

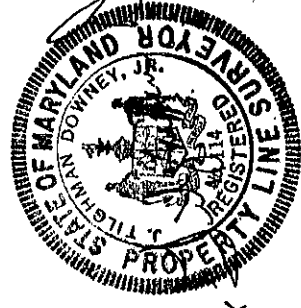
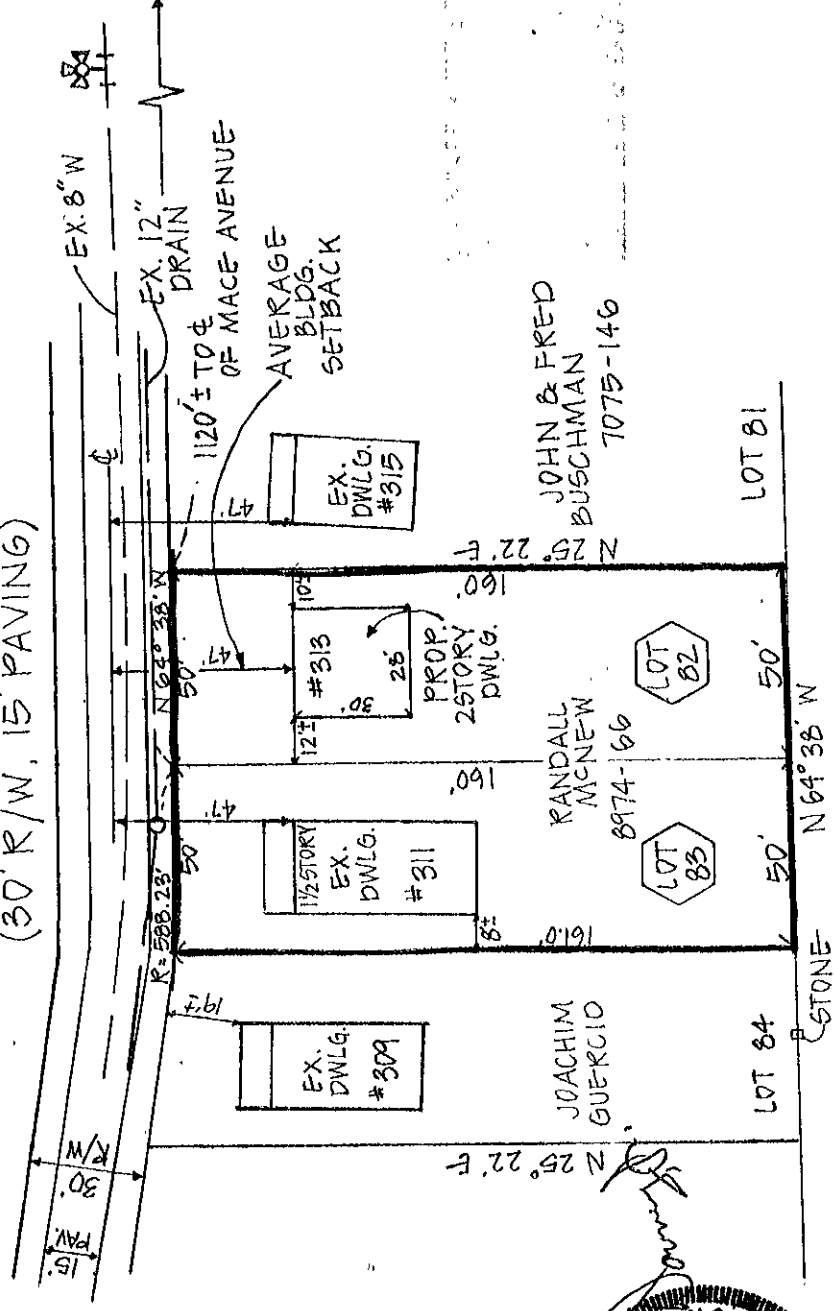
Signature

Number of Signs: _____

200 East Joppa Road
Room 101, Shell Building
Towson, Maryland
828-9060

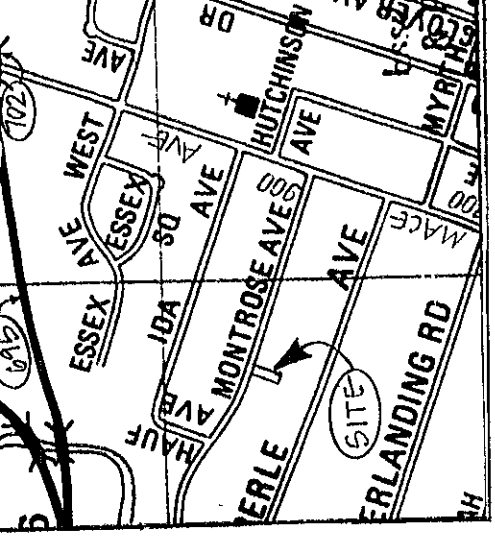
97-201-0

MONTROSE AVENUE
(30' R/W, 15' PAVING)



PLAT TO ACCOMPANY PETITION FOR
ZONING VARIANCE + UNDERSIZE LOT APPROVALS
311 & # 313 MONTROSE AVENUE
LOT 82 + 83
" MONTROSE FARMS" (6-103)
ELECTION DISTRICT No 15
BALTIMORE CO., M.D.

OWNER: RANDALL & URSULA MCNEW
311 MONTROSE AVENUE
BALTIMORE, MD 21221
(410) 574-9526
TAX ACCOUNT #: 1502650590



VICINITY MAP
SCALE: 1"=1000'

COUNCILMANIC DISTRICT: 5
ELECTION DISTRICT: 15
1"=200' SCALE MAP: NE 2-6; NE 3-6
ZONING: D.R. 5.5
LOT SIZE: 0.16 ACREAGE
82 8000 SQ. FT.
SEWER: PUBLIC
WATER: PUBLIC
CHESAPEAKE BAY CRITICAL AREA: YES
PRIOR ZONING HEARING: NONE

LOT SIZE: 0.16 ACRE
83 8025 S.F.

#96-7823

ZONING OFFICE USE ONLY
REVIEWED BY: [Signature] ITEM #: [Blank] CASE #: [Blank]

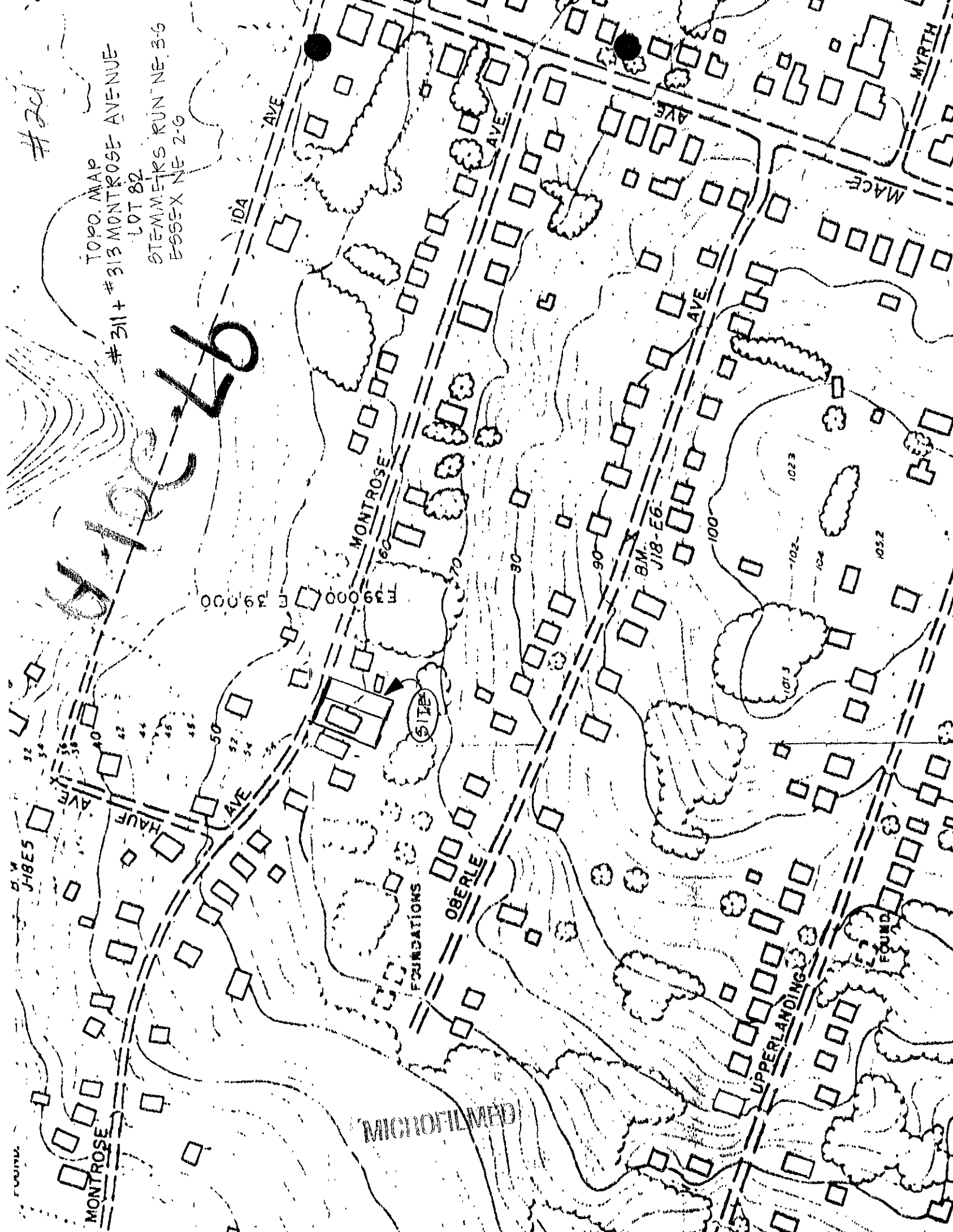
[Signature] 201

SCALE: 1"=50'
OCTOBER 23, 1990

#201

TOPO. MAP
#311 + #313 MONTROSE AVENUE
LOT 82
STEMMERS RUN NE 36
ESSEX NE 2-6

97-100-16



SITE

FOUNDATIONS

OBERLE

UPPERLANDING

HAUF

IDA

MONTROSE

BM. J18-E6

MONTROSE

MACE

MYRTH

MICROFILMED

E 39.000

100

1023

1021

1024

1052

1013

B.M. J18E5

E 39.000

ZONING MAP

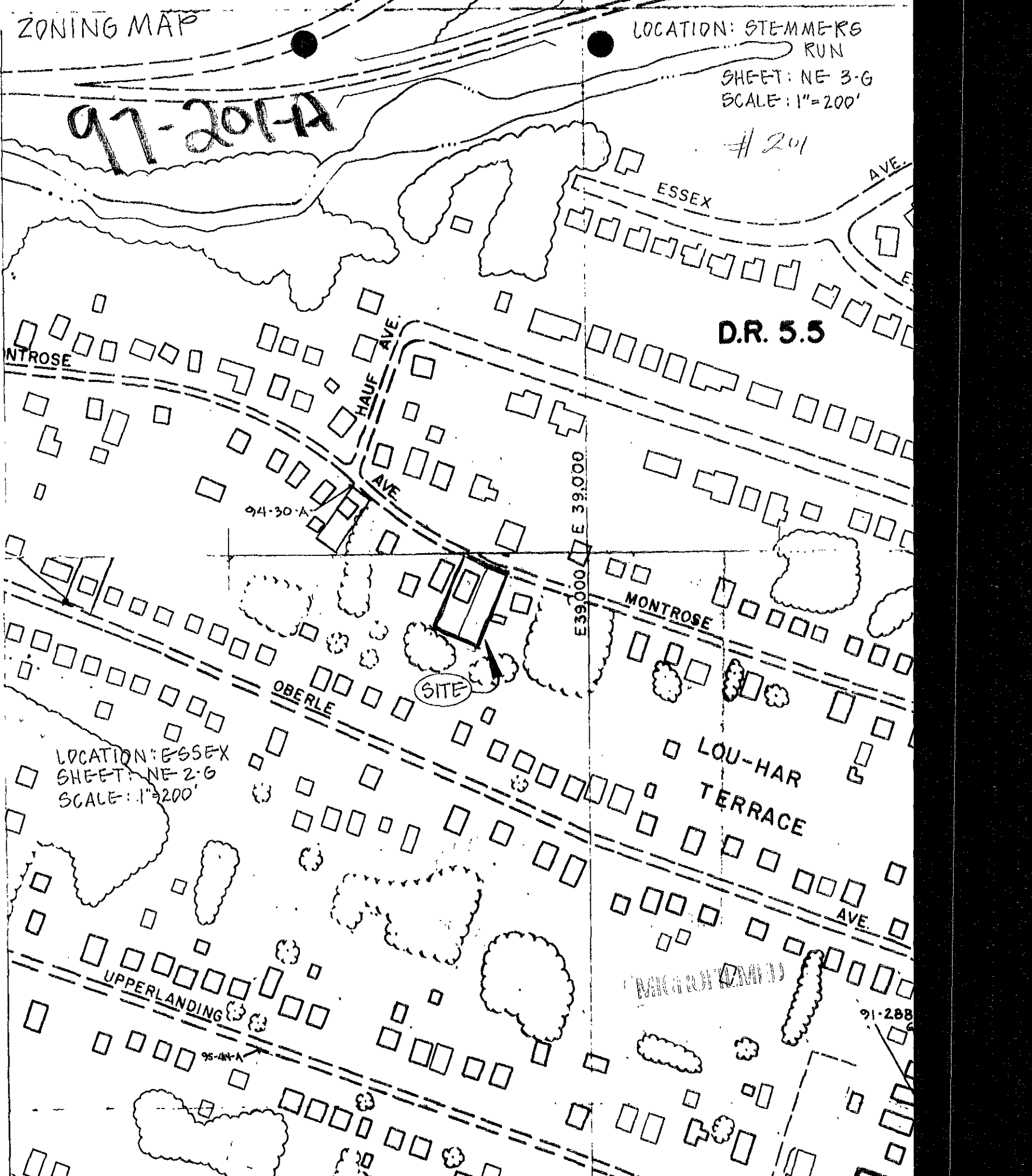
LOCATION: STEMMERS RUN

SHEET: NE 3-G

SCALE: 1"=200'

97-201-A

201



D.R. 5.5

SITE

LOCATION: ESSEX
SHEET: NE 2-G
SCALE: 1"=200'

91-288

Photos of neighboring homes.

97-201

Montrose Ave. Balto. MD 21221







NOTICE OF HEARINGS

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-201-A
(Item 201)

311 and 313 Montrose Avenue
S/S Montrose Avenue, 1170
W of Marc Avenue
159, Easton, Towson
21286, Baltimore County
Legal Counsel:
Lawrence E. Schmidt, Sr. and
Linda A. Schmitt

Proposed to change the use of 50 feet in front of 55 feet and approve 2 undersized lots as determined by the Zoning Commission.
Hearing Monday, December 2, 1996 at 2:00 p.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 867-3383.
(2) For information concerning the File and/or Hearing, Please Call 867-3391.

11/15/96 Nov. 14

C99694

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 14, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 14, 1996.

THE JEFFERSONIAN,

A. A. Ambrose

LEGAL AD. - TOWSON